

13

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4455 W. Slauson Avenue Los Angeles, CA 90043 (Parking Lot)
Assessor Parcel No. (APN) 5008-015-025, 046 & 047
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED

☐

NON-BLIGHTED

☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ____ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
 - ____ (2) Abandonment of properties
 - ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ____ (5) Known or suspected environmental contamination.
- ____ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4455 West Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 5008-015-025, 046, & 047 (Parking Lot)

Building Type: Commercial

Rating

Signage - no designated signage for parking area

0

Building Façade - does not exist

0

Parking - needs repavement/restriping, missing landscaping & poor lighting

3

*Property Abandonment- site is used

1

Parcel Configuration - shape of parcel = inefficient building/parking config.
parcel split between 2 jurisdictions

3

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

7

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Parking lot in needed of infrastructure repair and maintenance, deteriorating light poles and cracked pavement/pot holes in abundance.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043 (Parking Lot)

Assessor Parcel No: 5008-015-025, 046, & 047



PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043



Overgrown vegetation on parking lot



Bent light poles in need of repair



Light poles in need of paint



Damaged fence/cracked stucco

PHOTO DOCUMENTATION

SLAUSON/OVERHILL REVITALIZATION PROJECT

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043 (con't)



Sloping lot does not allow for expansion



Re-pavement needed



Pole installation on verge of collapse



Cracked pavement

PHOTO DOCUMENTATION

SLAUSON/OVERHILL REVITALIZATION PROJECT

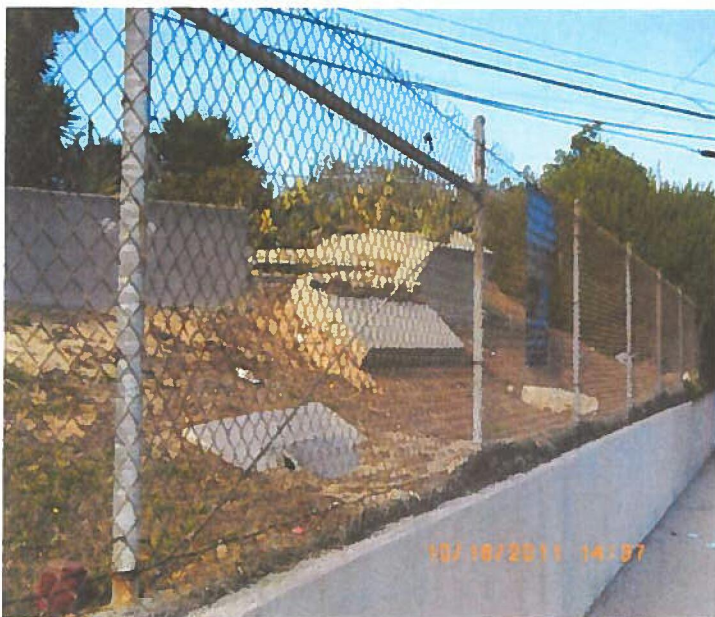
Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043 (con't)



Parcel configuration creating unsafe soil shift



Adjacent lot block wall is cracking



Failing block wall create hazard/instability



Missing light fixtures (not to code standards)

PHOTO DOCUMENTATION

SLAUSON/OVERHILL REVITALIZATION PROJECT

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043 (con't)



Missing light pole fixtures creates unsafe areas



Overgrowth of vegetation



Property shows signs of abandonment



Property abandonment (no maintenance)



Aerial map view showing visible signs of dilapidation and blighted conditions

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4501 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5009-003-060 & 062
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4501 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 5009-003-060 & 062

Building Type: Commercial

Rating

| | |
|-----------------------|---|
| Signage | 1 |
| Building Façade | 1 |
| Parking | 1 |
| *Property Abandonment | 1 |
| Parcel Configuration | 1 |

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: CVS Pharmacy

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4523 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-015-042
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4523 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 5008-015-042

Building Type: Commercial

Rating

| | |
|-----------------------|---|
| Signage | 1 |
| Building Façade | 1 |
| Parking | 1 |
| *Property Abandonment | 1 |
| Parcel Configuration | 1 |

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Private Church (Communion Church of God in Christ)

PROPERTY/PARCEL EVALUATION SHEET

16

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4601 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5009-003-022, 5009-009-053 & 064
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒

NON-BLIGHTED ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☒ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☒ (1) Physical deterioration of buildings or improvements
 - ☒ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|---|
| Physical deterioration of improvements, parking lot surfaced with cracks, holes, uneven in need of re-pavement, infrastructure repair & maintenance, (cracked pavement/ potholes), damaged block walls/fencing, abandoned/vacant building property, deteriorating landscape (dead plants/grass), abundant trash in plain view, inharmonious/inconsistent signage, deteriorating canopy, trash in plain view in parking lot, wood cover potholes rather than steel plates, in harmonious/inconsistent signage, signage in disrepair and peeling paint, irregular parcel. |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|---|
| Please see Appendix B. (Supporting Documentation) |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|---|
| Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b. |
| |
| |
| |
| |

12
B-13

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4601 West Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 5009-003-022, 5009-009-053 & 064

Building Type: Commercial

Rating

Signage - dilapidated signage, excessive, doesn't meet zoning code

3

Building Façade - broken windows, boarded up entry way

3

Parking - needs repavement/restriping, deteriorating landscape & lighting

3

*Property Abandonment - abandoned building

3

Parcel Configuration - shape of parcel = inefficient building/parking configuration

3

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

15

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Abandoned/vacant building, parking lot/driveway in need of repair, deteriorating landscape (dead grass/plants), inharmonious/deteriorating signage, abundant trash

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4601 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5009-003-022, 5009-009-053, 5009-009-064



PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4601 West Slauson Avenue Los Angeles, CA 90043



Abandoned building/vacant storefront



Deteriorating canopy



Parking lot surface with cracks, holes, uneven



Deteriorating landscape – dead plants/grass

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4601 West Slauson Avenue Los Angeles, CA 90043 (con't)



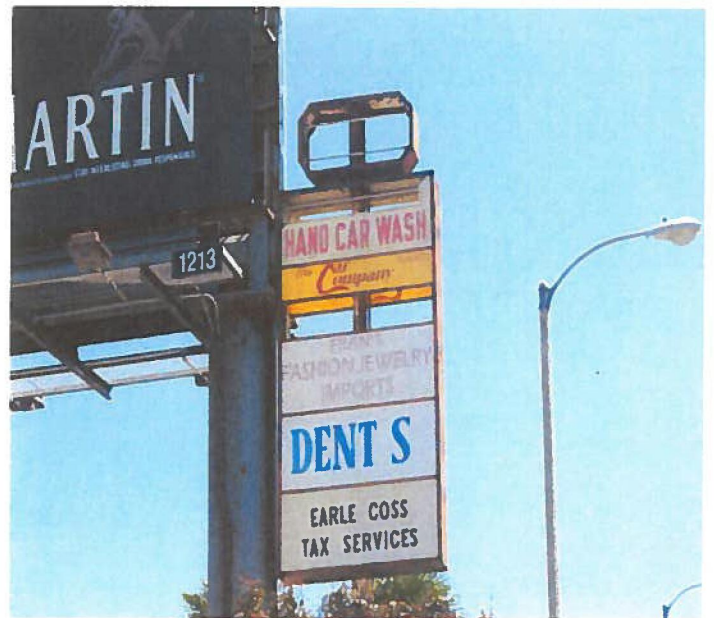
Trash/rubbish in plain view – on parking lot



Wood covers potholes rather than steel plates



Inharmonious/inconsistent signage



Signage in disrepair & peeling paint



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



December 26, 2000

Octavio Moreno
14383 Busby Drive
Whittier, CA 90604

FIRST NOTICE
OF VIOLATION

Inspection File No: EF962328

Dear Mr. Moreno:

A routine survey inspection has been made at 4601 W. Slauson Avenue. This inspection disclosed that a car wash is in operation without the proper permits and a streamer is displayed on the premises.

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.28.020, 22.28.130, 22.52.800 and 22.52.990(F).

Please consider this an order to comply with the provisions of the Zoning Ordinance **upon receipt** of this letter. Failure to comply as requested may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548 and the imposition of further administrative and collection fees totaling approximately \$1,918.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012. Attention: Zoning Enforcement. To speak directly with the investigator, **C.J. Tyas**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:yc

DEC 27 2000



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



December 23, 2003

URGENT

James E. Hartl, AICP
Director of Planning

Charles Parris, Chief Financial Officer
Ma'Mees Inc.
4601 W. Slauson Ave.
Los Angeles, CA 90043

Inspection File No: EF962328

Dear Mr. Parris:

An inspection was conducted at 4601 W. Slauson Ave..

This inspection disclosed the following violation(s):

1) A Hand Carwash is operating on the premises without a conditional use permit.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.28.010, 22.28.020, 22.28.130 & 22.28.160.

Please consider this an order to comply with the provisions of the zoning ordinance upon receipt of this letter. Failure to correct the violations found at 4601 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548 and the imposition of further administrative and collection fees totaling approximately \$1,918.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Michele Bush, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

Department of Regional Planning
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, Section Head
Zoning Enforcement I

RCH:JD:

DEC 23

5



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



December 23, 2003

URGENT

James E. Hartl, AICP
Director of Planning

Hattie Parris, Chief Executive Officer
Ma'Mees Inc.
4601 W. Slauson Ave.
Los Angeles, CA 90043

Inspection File No: EF962328

Dear Ms. Parris:

An inspection was conducted at 4601 W. Slauson Ave..

This inspection disclosed the following violation(s):

1) A Hand Carwash is operating on the premises without a conditional use permit.


This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.28.010, 22.28.020, 22.28.130 & 22.28.160.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violations found at 4601 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548 and the imposition of further administrative and collection fees totaling approximately \$1,918.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

Department of Regional Planning
James E. Hartl, AICP, Director of Planning


Rose C. Hamilton, Section Head
Zoning Enforcement I

RCH:JD:

DEC 23

6



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



March 15, 2007

**NOTICE OF VIOLATION
(VIA POSTING)**

Bruce W. McClendon FAICP
Director of Planning

Mack, Novelette
4601 W. Slauson Ave.
Los Angeles, CA 90043

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

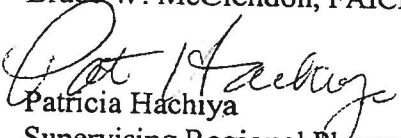
These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance upon receipt of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$633.00 and the imposition of further administrative and collection fees totaling approximately \$2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I


POSTED: 3/15/2007



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



August 17, 2000

Tiger's Car Wash
4601 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No. EF962328

Dear Property Owner:

A routine inspection has been made at 4601 W. Slauson Avenue. This inspection disclosed that a banner is maintained on the property at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Sections 22.28.020, 22.28.130 and 22.52.990(F).

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1000.00 and/or six months in jail.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012: Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly to the investigator, Christopher J. Tvas, please call before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:cb

AUG 21 2000

(2)



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



September 30, 1996

Mr. Isaac G. Powell
4601 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No. EF962328

Dear Mr. Powell:

In response to a recent complaint, an inspection has been made at 4601 W. Slauson Avenue.

This inspection disclosed that a carwash was maintained on the above premises without a valid conditional use permit.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.28.130, 22.28.160(A) and 22.28.020.

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Please be advised that any future violations of the provisions of the Los Angeles County Zoning Ordinance observed by our investigative staff at the above location will be prosecuted to the full extent of the law. Your location will be monitored during weekends and evenings, in addition to normal business hours, to ensure continued compliance with the provisions of the Zoning Ordinance.

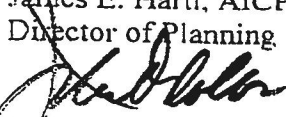
Your failure to comply can result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, David Young, please call (213) 974-6453 on Monday or Thursday, or (213) 754-1036 on Tuesday and Wednesday, between 8:00 a.m. and 10:00 a.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP
Director of Planning


John D. Calas, Section Head
Zoning Enforcement

bc: Dep. English



March 5, 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

NOTICE OF VIOLATION

Edelberto Agelito
3800 W. 64th St.
Inglewood, CA 90302

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**


These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$633.00 and the imposition of further administrative and collection fees totaling approximately \$2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

MAR 05 2007



March 5, 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

NOTICE OF VIOLATION

Mack, Novelette
37716 Park Forest Ct.
Palmdale, CA 93552

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160
2. Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)

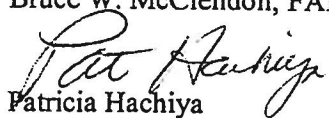
These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$633.00 and the imposition of further administrative and collection fees totaling approximately \$2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

MAR 05 2007



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



December 23, 2003

URGENT

James E. Hartl, AICP
Director of Planning

Charles Parris, Chief Financial Officer
Ma'Mees Inc.
4601 W. Slauson Ave.
Los Angeles, CA 90043

Inspection File No: EF962328

Dear Mr. Parris:

An inspection was conducted at 4601 W. Slauson Ave..

This inspection disclosed the following violation(s):

1) A Hand Carwash is operating on the premises without a conditional use permit.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.28.010, 22.28.020, 22.28.130 & 22.28.160.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violations found at 4601 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548 and the imposition of further administrative and collection fees totaling approximately \$1,918.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

Department of Regional Planning
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, Section Head
Zoning Enforcement I

RCH:JD:

DEC 23



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



December 23, 2003

URGENT

James E. Hartl, AICP
Director of Planning

Hattie Parris, Chief Executive Officer
Ma'Mees Inc.
4601 W. Slauson Ave.
Los Angeles, CA 90043

Inspection File No: EF962328

Dear Ms. Parris:

An inspection was conducted at 4601 W. Slauson Ave..

This inspection disclosed the following violation(s):

1) A Hand Carwash is operating on the premises without a conditional use permit.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.28.010, 22.28.020, 22.28.130 & 22.28.160.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violations found at 4601 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548 and the imposition of further administrative and collection fees totaling approximately \$1,918.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

Department of Regional Planning
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, Section Head
Zoning Enforcement I

RCH:JD:

DEC 23



March 5, 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Edelberto Agelito
3800 W. 64th St.
Inglewood, CA 90302

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**


These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$633.00 and the imposition of further administrative and collection fees totaling approximately \$2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

MAR 05 2007



March 5, 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

NOTICE OF VIOLATION

Mack, Novelette
37716 Park Forest Ct.
Palmdale, CA 93552

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160
2. Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)

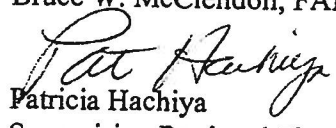
These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$633.00 and the imposition of further administrative and collection fees totaling approximately \$2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

MAR 06 2007



March 5, 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

NOTICE OF VIOLATION

Edelberto Agelito
3800 W. 64th St.
Inglewood, CA 90302

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

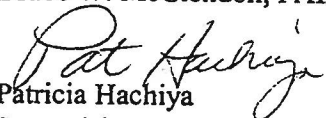
These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$633.00 and the imposition of further administrative and collection fees totaling approximately \$2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

MAR 05 2007



March 5, 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Mack, Novelette
37716 Park Forest Ct.
Palmdale, CA 93552

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

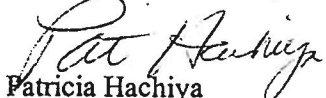
These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$633.00 and the imposition of further administrative and collection fees totaling approximately \$2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

MAR 05 2007



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



November 8, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Joe Kravich
2400 W Magnolia Boulevard
Burbank, CA 91506

RFS No: 07-0028233/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Avenue (AKA APN: 5009-003-022) and it disclosed the following violation(s):

- **Material and/or equipment is being stored outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(E)**

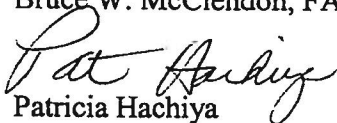
This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Avenue (AKA APN: 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$633.00 and the imposition of further administrative and collection fees totaling approximately \$2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jennifer Bendewish**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



March 5, 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

NOTICE OF VIOLATION

Mack, Novelette
37716 Park Forest Ct.
Palmdale, CA 93552

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**


These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$633.00 and the imposition of further administrative and collection fees totaling approximately \$2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

October 1, 2009

**FINAL ZONING
ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)**

Ranit S & Joe Kravich
18653 Ventura Boulevard 331
Tarzana, CA 91356

RFS No: 09-0010892/EF962328

Dear Property Owner/Tenant:

As you are aware, we have inspected the property known as APN 5009003022 and it disclosed the following violation(s):

1. Used automobile sales are not permitted in this zone - 22.28.010, 22.28.020 and 22.28.130
2. Vehicles storage is not permitted in this zone - 22.28.010, 22.28.020 and 22.28.130

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

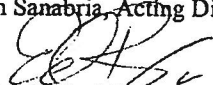
To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for October 8, 2009. Failure to correct the violation(s) found at APN 5009003022 by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Phillip Smith, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING

Jon Sanabria, Acting Director of Planning


Patricia Hachiyu
Supervising Regional Planner
Zoning Enforcement Section I

OCT 7 2009



LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
NOTICE OF VIOLATION



Mamees Cor Wash
4601 W. Slauson
Los Angeles CA

Date 12-18-03

Your Property is Zoned: _____

(Note: If a zone is not indicated, please call the Regional Planning Land Development Coordinating Center at (213) 974-6411 to get appropriate zone)

Enforcement File # _____ Picture: Yes/No

Dear ☒ Owner ☐ Tenant
☐ Manager ☐ Employee

ID# _____ D.O.B. _____
Hair _____ Height _____ Weight _____ Eyes _____ Sex _____

An inspection was conducted at 4601 W. Slauson Ave and disclosed the following violation(s):

| ZONING VIOLATION(S) | | ZONING SECTION(S) | |
|--|--|---------------------------|--|
| <input checked="" type="checkbox"/> Violation Maintained on Premises | | Agricultural | Residential |
| | | 22.24.020 & 22.24.025 | 22.20.010 & 22.20.015 |
| Junk and salvage | | 22.24.070 | 22.20.070 |
| Vehicle parked within front yard set back area _____ or Commercial over 6,000 pounds | | 22.24.035(A) | 22.20.025(A) |
| Inoperable Vehicle(s) | | 22.24.035(B) | 22.20.025(B) |
| Front yard fence/ hedge- higher than the 42" _____ or Rear/side yard Fence/ hedge -higher than 6' | | 22.48.160 | 22.48.160 |
| Un-permitted business is operated on the premises Type**: | | 22.24.020 & 22.24.025 | 22.20.010 & 22.20.015 |
| Occupied recreational vehicle** | | 22.24.020 & 22.24.025 | 22.20.010 & 22.20.015 |
| Recreational vehicle is parked on the driveway | | 22.24.035(A) | 22.20.025(A) |
| Illegal structure is maintained within the required set back**: Structure: _____ Setback: Front Side Rear | | 22.20.120 | R1-22.20.120 or R2-22.20.220 R3-22.20.320 or R4-22.20.380 |
| Garage inaccessible** | | 22.52.1010 | 22.52.1010 |
| Garage converted into living quarters/storage** | | 22.52.1010, 22.52.1180(A) | 22.52.1010, 22.52.1180(A) |
| Single-family residence converted into a duplex** | | 22.24.020 & 22.24.025 | 22.20.010 & 22.20.015 |

| <input checked="" type="checkbox"/> Violation Maintained or displayed on Premises | | Commercial | Industrial |
|---|-------------------------------------|--------------------------|--------------------------|
| | | 22.28.010 & 22.28.020 | 22.32.010 & 22.32.020 |
| Automobile repair is conducted outside an enclosed building** | | 22.28.010 & 22.28.020 | 22.32.010 & 22.32.020 |
| A Banner and/or Pennants and/or Streamers | | 22.52.800 & 22.52.990(F) | 22.52.800 & 22.52.990(F) |
| A Free Standing Sign is displayed | | 22.52.800 & 22.52.890 | 22.52.800 & 22.52.890 |
| Portable Signs | | 22.52.800 & 22.52.990(I) | 22.52.800 & 22.52.990(I) |
| <input checked="" type="checkbox"/> An Unpermitted business is conducted** | <input checked="" type="checkbox"/> | 22.28.010 & 22.28.020 | 22.32.010 & 22.32.020 |
| Materials and/or Equipment are Stored outside of an enclosed building** | | C1-22.28.120(G) | 22.52.560 |
| | | C2-22.28.170(E) | |
| | | C3-22.28.220(D) | |
| | | CM-22.28.270(D) | |
| Material and/or Merchandise are Displayed outside an enclosed building | | C1-22.28.120(F) | 22.52.560 |
| | | C2-22.28.170(D) | |
| | | C3-22.28.220(C) | |
| | | CM-22.28.270(C) | |

Infraction: Your failure to comply can result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1000.00 and/or six months in jail.

****Misdemeanor:** Your failure to comply can cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction may result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548.

Other: CUR & Appeal has been denied &

Comments/Suggestions to correct violations: business must close upon receipt of this notice

Please consider this an order to comply with the provisions of the Zoning Ordinance within _____ days or by 12-18-03

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, Attn.: Zoning Enforcement. To speak directly with the investigator José De La Rosa, please call (213) 974-6483, (213) 974-6453 or (213) 617-2292 (TTY) before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.



LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
NOTICE OF VIOLATION



Edelberto Agallo
3800 W. 64th St
Inglewood CA 90302

Date: 3/1/07

Dear ☐ Owner ☒ Tenant
☐ Manager ☐ Employee

Enforcement File # _____ Picture: Yes/No
RFS # _____
ID # C4170851 D.O.B. 4/19/68
Hair _____ Height _____ Weight _____ Eyes _____ Sex M

An inspection was conducted at 4601 Slauson Blvd and disclosed the following violation(s):

| ZONING VIOLATION(S) | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Violation Maintained on Premises |
| | Junk and salvage ** |
| | Vehicle parked within front or side yard set-back area _____ or |
| | Vehicle over 6,000 pounds _____ |
| | Inoperable Vehicle(s) |
| | Front yard fence/hedge-higher than 42" _____ or ** Rear/side yard fence/hedge-higher than 6' _____ |
| | Un-permitted home based business is operated on the premises (Type): _____ |
| | Occupied recreational vehicle ** |
| | Recreational vehicle is parked on the driveway |
| | Illegal structure is maintained within the required set back ** |
| | Structure: _____ Setback: <input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear |
| | Garage is not accessible for the parking of vehicles ** |
| | Garage converted into living quarters/storage ** |
| | Single-family residence converted into a duplex _____ or ** residential structure converted into multiple units _____ |

| | |
|--|--|
| <input checked="" type="checkbox"/> | Violation Maintained or displayed on Premises |
| | Automobile repair is conducted outside an enclosed building ** |
| <input checked="" type="checkbox"/> | Banner(s) and/or Pennants and/or Streamers |
| | A Freestanding Sign/Roof Sign is displayed _____ |
| | Portable Signs |
| | Unpermitted business is conducted on the premises ** |
| <input checked="" type="checkbox"/> | Materials and/or Equipment are Stored outside of an enclosed building ** |
| | Materials and/or Merchandise are Displayed outside an enclosed building ** |
| | Business conducted without Regional Planning approval |
| Infraction: Your failure to comply can result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1000.00 and/or six months in jail. | |
| **Misdemeanor: Your failure to comply can cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction may result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$581. | |
| <input checked="" type="checkbox"/> | Other: <u>Car Wash is operating without a conditional use permit.</u> |
| Comments/Suggestions to correct violations: | |

Please consider this an order to comply with the provisions of the Zoning Ordinance within _____ days or by 3/1/07

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, Attn: Zoning Enforcement. To speak directly with investigator José De la Rosa, please call (213) 974-6483, (213) 974-6453 or (213) 617-2292 (TTY) before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Investigator: José De la Rosa



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

October 1, 2009

NOTICE OF VIOLATION

Frieda A Delrahim
5808 Lockhurst Drive
Woodland Hills, CA 91367

RFS No: 09-0026380/EF070740

Dear Property Owner/Tenant:

An inspection was conducted at the property known as APN 5009009053 and it disclosed the following violation(s):

1. Vehicle storage is not permitted in this zone - 22.28.010, 22.28.020 and 22.28.130

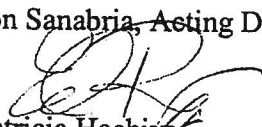
This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within fifteen (15) days upon receipt** of this letter. Failure to correct the violation(s) found at APN 5009009053 may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$654.00 and the imposition of further administrative and collection fees totaling approximately \$2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



April 4, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

S R Realty Inc.
5808 Lockhurst Dr.
Woodland Hills, CA 91367

RFS No: 07-0008174/EF070740

Dear Property Owner/Tenant:

An inspection was conducted at an unimproved parcel of land on Slauson Ave. [AKA APN 5009-009-(053&064)] and it disclosed the following violation(s):

- 1. Items classified as junk and salvage material are maintained on the premises - 22.28.010, 22.28.020 and 22.28.130**

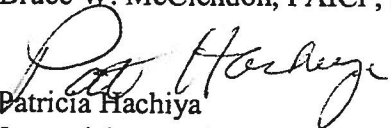
This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within fifteen (15) days upon receipt** of this letter. Failure to correct the violation(s) found at unimproved parcel of land on Slauson Ave. [AKA APN 5009-009-(053&064)] may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$633.00 and the imposition of further administrative and collection fees totaling approximately \$2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4609 & 4611 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5009-009-054 & 065
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒

NON-BLIGHTED ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- X (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
 - (2) Abandonment of properties
 - (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - (5) Known or suspected environmental contamination.
- (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| Physical deterioration of improvements, no visible parking lot on property, unfinished paint, no windows, irregular parcel, damaged fencing, rusted entryway doors, windows and security grilles, no building signage, no landscape on premises, trash bins in plain view, cracked stucco, sidewalk in need of repair, mismatched building paint colors, no building signage, entryway may lack ADA compliance, cracked driveway, fence in disrepair/ garbage dumpsters in plain view. |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|---|
| Please see Appendix B. (Supporting Documentation) |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|---|
| Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b. |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4609 & 4611 West Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 5009-009-054 & 065

Building Type: Commercial

Rating

Signage: No signage on existing building

2

Building Façade: Façade appears baricaded with heavy metal shutters

3

Parking: No parking on site and no room to create parking due to building location.

3

*Property Abandonment: Building appears to be occupied

1

Parcel Configuration: Steep slope behind building is inaccessible because building is constructed lot line to lot line

3

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

13

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Unfinished paint, no windows, rusted doors, windows and security grilles, no building signage, fence in need of repair.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros

Weather Conditions: Sunny

Address of Parcel: 4609 & 4611 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5009-009-054, 5009-009-065

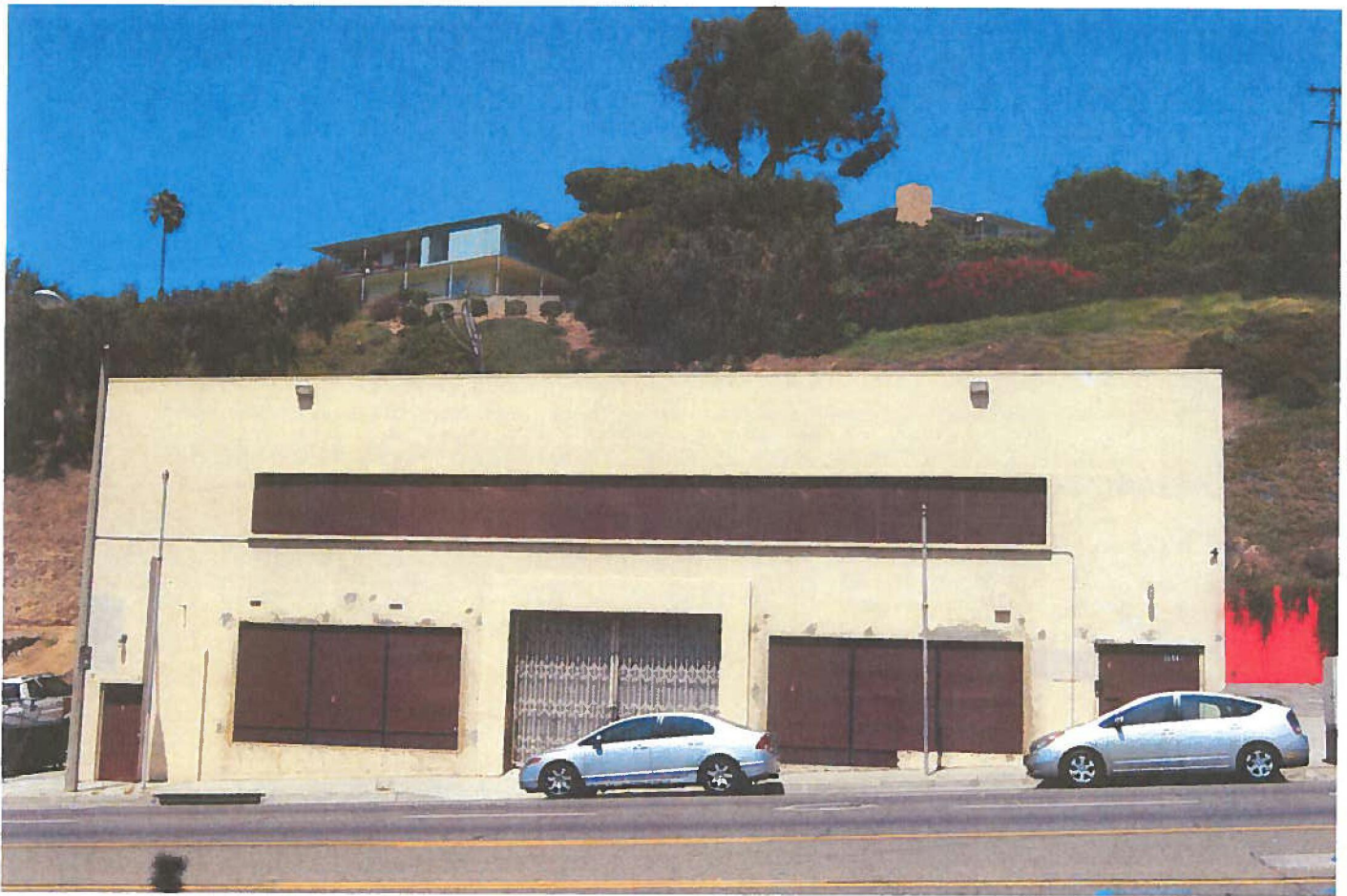


PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

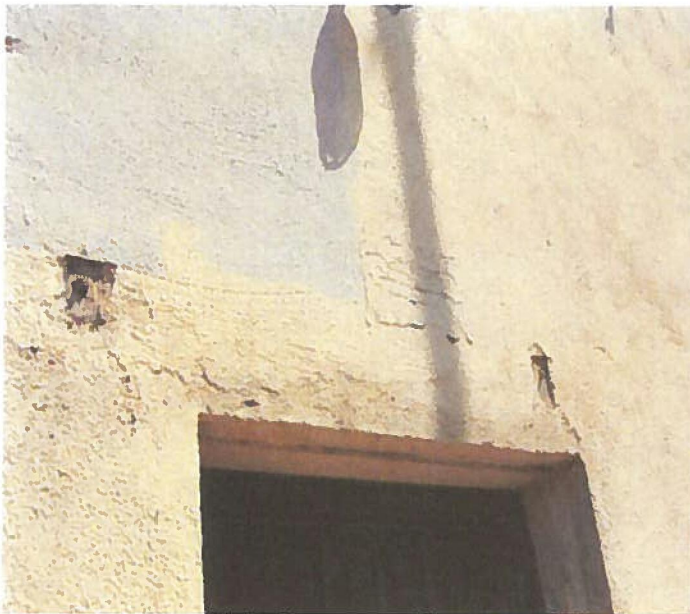
Address of Parcel: 4609 & 4611 West Slauson Avenue Los Angeles, CA 90043



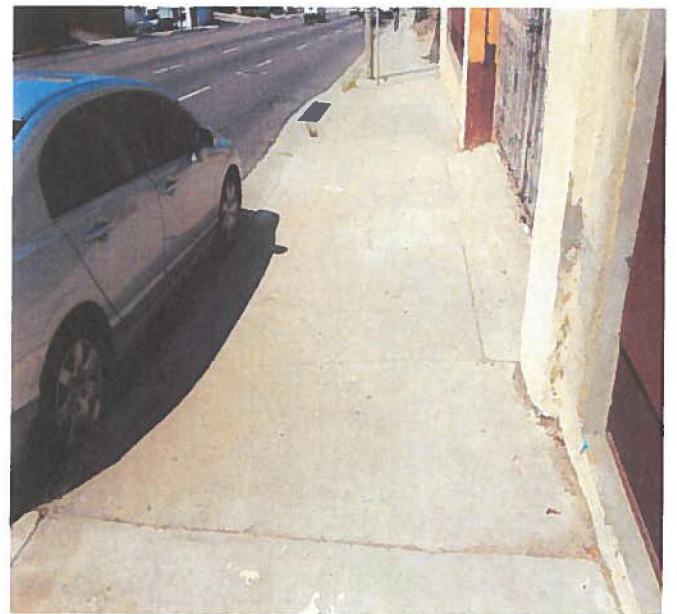
Unfinished paint



Rust on entryway doors



Deteriorating/holes in stucco

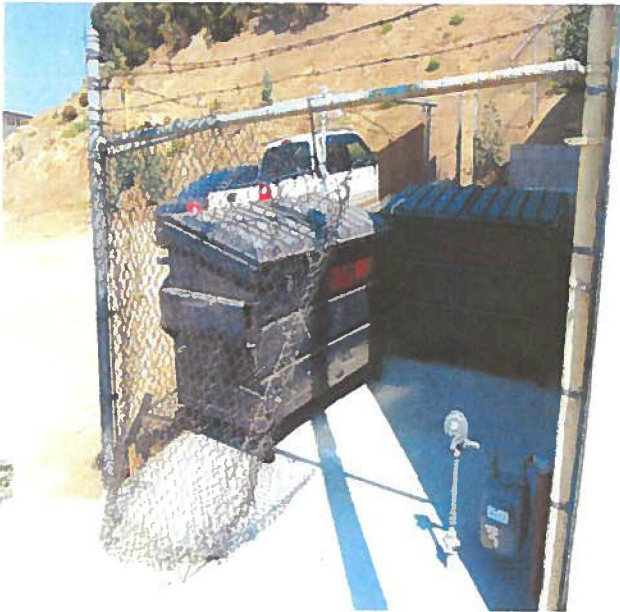


Sidewalk in need of repair

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4609 & 4611 West Slauson Avenue Los Angeles, CA 90043 (con't)



Fence in disrepair/garbage dumpsters in plain view



Mismatched building paint colors



No building signage



Entryway may lack ADA compliance



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



January 3, 2001

Melvin Morris
11618 Haas Avenue
Hawthorne, CA 90250

NOTICE OF VIOLATION

Inspection File No: EF000418

Dear Mr. Morris:

A routine survey inspection has been made at 4609 W. Slauson Avenue. This inspection disclosed that banners are displayed on the premises at the above address.

These are not a permitted use in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance within upon receipt of this letter. Your failure to comply may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548.00 and the imposition of further administrative and collection fees totaling approximately \$1,918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, C. J. Tyas, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:yc

JAN 3 2001



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



January 9, 2001

Letter of Compliance

Melvin Morris
11618 Haas Avenue
Hawthorne, CA 90250

Inspection File No. EF 000418

Dear Mr. Morris:

A routine survey inspection has been made at 4609 W. Slauson Ave. This inspection disclosed that all banners have been removed.

As of the date of this letter, the property is in compliance with the provisions of the Los Angeles County Zoning Ordinance, Sections 22.20.015 and 22.20.025(B).

Any further inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly with the investigator, C.J. Tyas, please call before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement Section I

RCH:CJT:

JAN 9 2001



June 17, 2008

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

NOTICE OF VIOLATION

Coast Capital Ventures Lp
824 San Antonio Road 100
Palo Alto, CA 94303

RFS No: 08-0015686/EF000418

Dear Property Owner/Tenant:

An inspection was conducted at 4609 W Slauson Avenue and it disclosed the following violation(s):

1. **Outdoor advertising signs are being maintained on the premises - 22.52.840**
2. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**


These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4609 W Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$654.00 and the imposition of further administrative and collection fees totaling approximately \$2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jennifer Bendewish**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



September 21, 2000

Security National Partners
4609 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No. EF000418

Dear Sirs:

A routine survey inspection has been made at 4609-4611 W. Slauson Avenue. This inspection disclosed that banners are displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance **upon receipt** of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1000.00 and/or six months in jail.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012: Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly to the investigator, **Christopher J. Tvas**, please call before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:cb

SEP 26 2000



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



October 31, 2000

SECOND NOTICE

Security National Partners
4609 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No. EF000418

Dear Sir/Madam:

An inspection has been made at 4609-4611 W. Slauson Avenue. This inspection disclosed that banners remain displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548 and the imposition of further administrative and collection fees totaling approximately \$1,918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, **Christopher J. Tyas**, please call (213) 974-6453 before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:ar

NOV 2 2000



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



October 31, 2000

SECOND NOTICE

Security National Partners
4609 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No. EF000418

Dear Sir/Madam:

An inspection has been made at 4609-4611 W. Slauson Avenue. This inspection disclosed that banners remain displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$548 and the imposition of further administrative and collection fees totaling approximately \$1,918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, **Christopher J. Tyas**, please call (213) 974-6453 before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:ar

MR. Sammie Brown
5924 West Blvd
L.A. Ca 90043

Inspection File No. EF 89099

Dear MR. Brown:

A routine inspection has been made of the premises located at
4609-4611 W. Stanson Ave,

to determine compliance with the provisions of Conditional Use Permit No. 91-335 a copy of which is enclosed. We direct your attention to Condition No. 2 which states that this grant shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning the enclosed affidavit stating that you are aware of, and accept all the conditions of this permit.

Please consider this an order to comply with the above noted conditions within thirty (30) days after receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed and/or referred to the Regional Planning Commission for consideration pursuant to Condition No. 5

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA. 90012; Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly with the investigator, Geri Nakata, please call before 10:00 a.m., Monday through Thursday.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

John D. Calas, Section Head
Zoning Enforcement Section
JDC:GN

Los Angeles County
DEPARTMENT OF
REGIONAL PLANNING
320 West Temple Street
Los Angeles
California 90012
974-8411

James E. Hartl, AICP
Acting Planning Director

March 10, 1989

Mr. Frank A. Marshall
3609 West Slauson Avenue
Los Angeles, California 90043



Inspection File No. 7-4417

Dear Mr. Marshall:

It has been reported that you have not made the "right-of-way" dedication and improvements as required by Section 22.48.230 of the Los Angeles County Zoning Code. If you have already made such dedication and improvements, please disregard this notice.

If you have not made such dedication and improvements, please consider this an order to comply with the provisions of the Zoning Ordinance within thirty (30) days after receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, Ca 90012; Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly with the investigator, Thomas O. Bell, please call before 10:00 a.m.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Acting Director of Planning

Louis B. Pera, Section Head
Zoning Enforcement

LBP:TOB:gt

cc: B /S

MAR 14 1989



Los Angeles County
Department of Regional Planning

Director of Planning, James E. Hartl, AICP



January 6, 1993

Mr. Sammie Brown
5924 West Blvd.
Los Angeles, CA 90043

Inspection File No. EF89099

Dear Mr. Brown:

A routine inspection has been made of the premises located at 4609-4611 West Slauson Avenue to determine compliance with the provisions of Conditional Use Permit No. 91-335, a copy of which is enclosed. We direct your attention to Condition No. 2 which states that this grant shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning the enclosed affidavit stating that you are aware of, and accept all the conditions of this permit.

Please consider this an order to comply with the above noted conditions within thirty (30) days after receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed and/or referred to the Regional Planning Commission for consideration pursuant to Condition No. 5.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA. 90012; Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly with the investigator, Geri Nakata, please call before 10:00 a.m., Monday through Thursday.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

John D. Calas
John D. Calas, Section Head
Zoning Enforcement Section

JDC:GN:zma

| | | | | | |
|-------------------------------|----------------------|------|-------|------------|---|
| Post-it [®] Fax Note | 7671 | Date | 12-14 | # of pages | 2 |
| To | Marissa L. [unclear] | | | | |
| Co./Dept. | Co. [unclear] | | | | |
| Phone # | Phone # [unclear] | | | | |
| Fax # | Fax # [unclear] | | | | |

re: 4609 Slauson Ave

JAN 7 1993



March 20, 2006

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl AICP
Director of Planning

NOTICE OF VIOLATION

Pa Pees Inc. 2394928
4611 W. Slauson Ave.
Los Angeles CA 90043

RFS No: 06-0006614/EF89099

Dear Property Owner/Tenant:

An inspection was conducted at 4609-4611 W. Slauson Ave. and it disclosed the following violation(s):

1. A bar/cocktail lounge is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160
2. Live entertainment (dancing club) is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160
3. Selling alcoholic beverages is being conducted on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160
4. The required parking lot area does not meet current development standards - 22.52.1060


These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance upon receipt of this letter. Failure to correct the violation(s) found at 4609 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$607.00 and the imposition of further administrative and collection fees totaling approximately \$2,125.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Jose De La Rosa, please call (213)974-5046 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James Hartl, AICP, Acting Director of Planning


Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I
RCH:jdlr



March 20, 2006

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl AICP
Director of Planning

NOTICE OF VIOLATION

Vii Sreies Inc.
400 S. Beverly Dr.
Beverly Hills, CA 90212

RFS No: 06-0006614/EF89099

Dear Property Owner/Tenant:

An inspection was conducted at 4609-4611 W. Slauson Ave. and it disclosed the following violation(s):

1. A bar/cocktail lounge is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160
2. Live entertainment (dancing club) is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160
3. Selling alcoholic beverages is being conducted on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160
4. The required parking lot area does not meet current development standards - 22.52.1060

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance upon receipt of this letter. Failure to correct the violation(s) found at 4609 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$607.00 and the imposition of further administrative and collection fees totaling approximately \$2,125.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213)974-5046 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James Hartl, AICP, Acting Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I
RCH:jdlr



C 667 5554

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
NOTICE OF VIOLATION



Arnold, Mathew Glenn
430 Pacific Ave
Long Beach, CA

Date: 3/16/06

Dear | ☐ Owner ☒ Tenant
| ☐ Manager | ☐ Employee

Enforcement File # _____ Picture: Yes/No
RFS # _____ 3/15/970
ID # _____ D.O.B. 3/16/1970
Hair _____ Height _____ Weight _____ Eyes _____ Sex _____

An inspection was conducted at 4689-4611 W. Stausen Ave and disclosed the following violation(s):

| ZONING VIOLATION(S) | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Violation Maintained on Premises |
| <input type="checkbox"/> | Junk and salvage ** |
| <input type="checkbox"/> | Vehicle parked within front or side yard set-back area _____ or _____ |
| <input type="checkbox"/> | Vehicle over 6,000 pounds _____ |
| <input type="checkbox"/> | Inoperable Vehicle(s) |
| <input type="checkbox"/> | Front yard fence/hedge-higher than 42" _____ or ** Rear/side yard fence/hedge-higher than 6' _____ |
| <input type="checkbox"/> | Un-permitted home based business is operated on the premises (Type): _____ |
| <input type="checkbox"/> | Occupied recreational vehicle ** |
| <input type="checkbox"/> | Recreational vehicle is parked on the driveway |
| <input type="checkbox"/> | Illegal structure is maintained within the required set back **: _____ |
| <input type="checkbox"/> | Structure: _____ Setback: <input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear |
| <input type="checkbox"/> | Garage is not accessible for the parking of vehicles ** |
| <input type="checkbox"/> | Garage converted into living quarters/storage ** |
| <input type="checkbox"/> | Single-family residence converted into a duplex _____ or ** residential structure converted into multiple units _____ |

| | |
|--|--|
| <input checked="" type="checkbox"/> | Violation Maintained or displayed on Premises |
| <input type="checkbox"/> | Automobile repair is conducted outside an enclosed building ** |
| <input type="checkbox"/> | Banner(s) and/or Pennants and/or Streamers |
| <input type="checkbox"/> | A Freestanding Sign/Roof Sign is displayed _____ |
| <input type="checkbox"/> | Portable Signs |
| <input checked="" type="checkbox"/> | Unpermitted business is conducted on the premises ** <u>Selling alcohol - nite club - bar</u> |
| <input type="checkbox"/> | Materials and/or Equipment are Stored outside of an enclosed building ** <u>Live entertainment</u> |
| <input type="checkbox"/> | Materials and/or Merchandise are Displayed outside an enclosed building ** |
| <input type="checkbox"/> | Business conducted without Regional Planning approval |
| <p>Infraction: Your failure to comply can result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1000.00 and/or six months in jail.</p> <p>**Misdemeanor: Your failure to comply can cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction may result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$581.</p> | |
| <input checked="" type="checkbox"/> | Other: <u>Dancing club / selling alcohol w/o</u> |
| <input checked="" type="checkbox"/> | <u>Regional</u> |
| Comments/Suggestions to correct violations: | |

Please consider this an order to comply with the provisions of the Zoning Ordinance within _____ days or by 3/16/06

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, Attn.: Zoning Enforcement. To speak directly with investigator Jose De La Rosa, please call (213) 974-6483, (213) 974-6453 or (213) 617-2292 (TTY) before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Investigator Jose De La Rosa

Received By _____



March 20, 2006

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl AICP
Director of Planning

NOTICE OF VIOLATION

Mathew Glen Arnold
807 E. 88th Place
Los Angeles CA 90002

RFS No: 06-0006614/EF89099

Dear Property Owner/Tenant:

An inspection was conducted at 4609-4611 W. Slauson Ave. and it disclosed the following violation(s):

1. A bar/cocktail lounge is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160
2. Live entertainment (dancing club) is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160
3. Selling alcoholic beverages is being conducted on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160
4. The required parking lot area does not meet current development standards - 22.52.1060

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance upon receipt of this letter. Failure to correct the violation(s) found at 4609 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$607.00 and the imposition of further administrative and collection fees totaling approximately \$2,125.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213)974-5046 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James Hartl, AICP, Acting Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I
RCH:jdhr

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: No Address on File
Assessor Parcel No. (APN) 5009-009-055 & 056, 5009-009-066 & 067
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: No Address On File

Assessor's Parcel Number: 5009-009-055, 056, 5009-009-066, 067

Building Type: Commercial

Rating

Signage - signs used as billboards for other uses

0

Building Façade -no building present

0

Parking - area used for parking is unpaved

2

Property Abandonment- site is unfenced and no signs claiming ownership are posted. Vehicles on site are trespassing.

0

Parcel Configuration - Property is steep and would require retaining walls to

2

Total Points

4

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Retaining walls needed to do new development due to uneven site, unpaved driveway, dead plants/grass, trash on premises; site is not secured.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 10, 2010

NOTICE OF VIOLATION

Onesimo & Imelda Garcia
11511 Braddock Drive
Culver City, CA 90230

RFS No: 10-0003629/EF070741

Dear Property Owner/Tenant:

An inspection was conducted at the property known as APN 5009-009-066 and it disclosed the following violation(s):

- 1. Material and/or equipment is being stored outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(E)**


This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at APN 5009-009-066 may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$667.00 and the imposition of further administrative and collection fees totaling approximately \$2,335.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



June 17, 2008

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Onesimo & Imelda Garcia
11511 Braddock Drive
Culver City, CA 90230

RFS No: 08-0015683/EF070741

Dear Property Owner/Tenant:

An inspection was conducted at an unimproved parcel of land on Slauson Avenue (AKA APN: 5009-009-066) and it disclosed the following violation(s):

- **A recreational vehicle is being maintained on the premises - 22.28.010, 22.28.020 and 22.28.130**

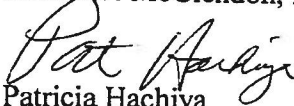
This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at the unimproved parcel of land on Slauson Avenue (AKA APN: 5009-009-066) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$654.00 and the imposition of further administrative and collection fees totaling approximately \$2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jennifer Bendewish**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



November 8, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Onesimo & Imelda Garcia
11511 Braddock Drive
Culver City, CA 90230

RFS No: 07-0008212/EF070741

Dear Property Owner/Tenant:

An inspection was conducted at an unimproved parcel of land on Slauson Avenue (AKA APN: 5009-009-066) and it disclosed the following violation(s):

- **Items classified as junk and salvage material are maintained on the premises - 22.28.010, 22.28.020 and 22.28.130**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at the unimproved parcel of land on Slauson Avenue (AKA APN: 5009-009-066) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$633.00 and the imposition of further administrative and collection fees totaling approximately \$2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jennifer Bendewish**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



April 4, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Garcia, Onesimo And Imelda
11511 Braddock Dr
Culver City, CA 90230

RFS No: 07-0008212/EF070741

Dear Property Owner/Tenant:

An inspection was conducted at an unimproved parcel of land on Slauson Ave. [AKA APN 5009-009-(066,067,055&056)] and it disclosed the following violation(s):

1. **Items classified as junk and salvage material are maintained on the premises - 22.28.010, 22.28.020 and 22.28.130**
2. **Portable signs are being displayed on the premises - 22.52.800 and 22.52.990(I)**

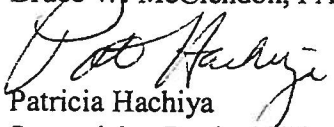
This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within fifteen (15) days upon receipt** of this letter. Failure to correct the violation(s) found at an unimproved parcel of land on Slauson Ave. [AKA APN 5009-009-(066,067,055&056)] may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$633.00 and the imposition of further administrative and collection fees totaling approximately \$2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



December 12, 2007

**FINAL ZONING
ENFORCEMENT ORDER**
(VIA CERTIFIED MAIL)

Bruce W. McClendon FAICP
Director of Planning

Onesimo & Imelda Garcia
11511 Braddock Drive
Culver City, CA 90230

RFS No: 07-0008212/EF070741

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at an unimproved parcel of land on Slauson Avenue (AKA APN: 5009-009-066) and it disclosed the following violation(s):

1. Portable signs are being displayed on the premises - 22.52.800 and 22.52.990(I)
2. Items classified as junk and salvage material are maintained on the premises - 22.28.010, 22.28.020 and 22.28.290

These are not a permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$633.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the subject property into compliance with the Los Angeles County compliance date which has been set for **December 27, 2007**. unimproved parcel of land on Slauson Avenue (AKA APN: 5009-009-066) this matter to be referred to the District Attorney with the request that not achieved. Conviction can result in a penalty of up to six months in prison and a fine of up to \$10,000 for each violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, Los Angeles, CA 90012, Attention: Zoning Enforcement. **Jennifer Bendewish**, please call (213) 974-6453 before 10:00 a.m. on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Pat Hachiya
Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

| U.S. Postal Service TM | |
|--|--------------------------------|
| CERTIFIED MAIL [®] RECEIPT | |
| (Domestic Mail Only; No Insurance Coverage Provided) | |
| For: | RFS No: 07-0008212/EF070741 JB |
| Postage | |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ |
| Postmark Here | |
| Sent To | |
| Onesimo & Imelda Garcia | |
| 11511 Braddock Drive | |
| Culver City, CA 90230 | |
| PS Form 3800 | |

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
 Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
 Address of Parcel: No Address on File
 Assessor Parcel No. (APN) 5009-009-085
 Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED

☐

NON-BLIGHTED

☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |

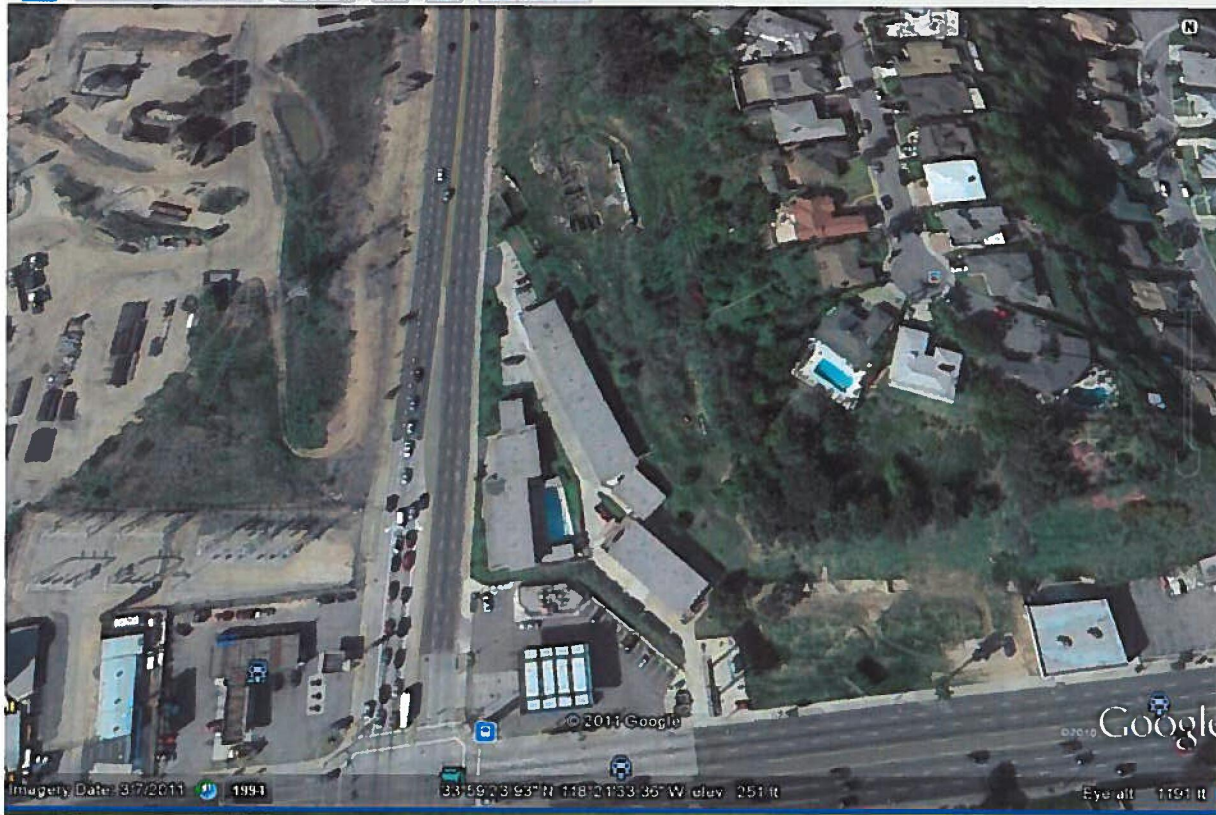
Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

| | |
|--|--------|
| Address: No Address On File | |
| Assessor's Parcel Number: 5009-009-085 | |
| Building Type: Residential zoned lot | Rating |
| Signage - none on vacant lot | 0 |
| Building Façade - none on vacant lot | 0 |
| Parking - Parking blocked by parking for adjoining use | 0 |
| Property Abandonment - slope is not maintained; parking area used by others; adjacent building encroaches on site; foundation of former residence visible from aerial photo. | 0 |
| Parcel Configuration - flag lot with narrow access to street and very steep slope | 2 |
| Total Points | 2 |
| 1= Good Condition, 2= Fair Condition, 3= Poor Condition | |



PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 5640 S. La Brea Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5009-009-082
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 5640 S La Brea Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 5009-009-082

Building Type: Residential zoned lot

Rating

Signage - none on vacant lot

0

Building Façade - none on vacant lot

0

Parking - Parking blocked by parking for adjoining use

0

*Property Abandonment - site is occupied

1

Parcel Configuration - flag lot with narrow access to street and very steep slope

2

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

3

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Residential lot on a steep slope only accessible through a long narrow driveway that is blocked by parking for an adjoining motel use.

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
 Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
 Address of Parcel: 4661 W. Slauson Avenue Los Angeles, CA 90043
 Assessor Parcel No. (APN) 5009-009-078 & 079
 Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4661 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 5009-009-078 & 079

Building Type: Commercial

Rating

| | |
|-----------------------|---|
| Signage | 1 |
| Building Façade | 1 |
| Parking | 1 |
| *Property Abandonment | 1 |
| Parcel Configuration | 1 |

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition 0 = N/A



Comment: AM/PM - Arco Gas Station

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
 Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
 Address of Parcel: 4701 W. Slauson Avenue Los Angeles, CA 90043
 Assessor Parcel No. (APN) 5009-004-011
 Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)
Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: 4701 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 5009-004-011

Building Type: Commercial

Rating

Signage

1

Building Façade

1

Parking

1

*Property Abandonment

1

Parcel Configuration

1

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Chevron Gas Station

SOUTH SIDE OF
SLAUSON AVENUE

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4330 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-044
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)
Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address: 4330 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-004-044

Building Type: Commercial

Rating

| | |
|-----------------------|---|
| Signage | 1 |
| Building Façade | 1 |
| Parking | 1 |
| *Property Abandonment | 1 |
| Parcel Configuration | 1 |

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Day Care Center

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4400 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-040
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address: 4400 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-004-040

Building Type: Commercial

Rating

Signage

1

Building Façade

1

Parking

1

*Property Abandonment

1

Parcel Configuration

1

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

5

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Yee's Chinese Food Restaurant

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4416 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-013 & 014
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address: 4416 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-004-013 & 014

Building Type: Commercial

Rating

| | |
|-----------------------|---|
| Signage | 1 |
| Building Façade | 2 |
| Parking | 1 |
| *Property Abandonment | 1 |
| Parcel Configuration | 1 |

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

6

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Ivy League Christian Pre-School

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4422 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-001
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address: 4422 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-004-001

Building Type: Commercial

Rating

| | |
|-----------------------|---|
| Signage | 1 |
| Building Façade | 2 |
| Parking | 3 |
| *Property Abandonment | 1 |
| Parcel Configuration | 2 |

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

9

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Virginia's Cleaners



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



February 19, 2009

NOTICE OF VIOLATION Jon Sanabria
Acting Director of Planning

Decd Est Of Kourken Alexander
8033 W Sunset Boulevard Pmb 820
West Hollywood, CA 90046

RFS No: 09-0003396/EF090582

Dear Property Owner/Tenant:

An inspection was conducted at 4422 W Slauson Avenue and it disclosed the following violation(s):

1. Banners are displayed on the premises - 22.52.800 and 22.52.990(F)

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance upon receipt of this letter. Failure to correct the violation(s) found at 4422 W Slauson Avenue may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of \$654.00 and the imposition of further administrative and collection fees totaling approximately \$2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

FEB 19 2009



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



February 19, 2009

NOTICE OF VIOLATION

Jon Sanabria
Acting Director of Planning

Barbara E Rose
Barbara E Rose Trust
8033 W Sunset Boulevard Pmb 820
West Hollywood, CA 90046

RFS No: 09-0003396/EF090582

Dear Property Owner/Tenant:

An inspection was conducted at 4422 W Slauson Avenue and it disclosed the following violation(s):

1. Banners are displayed on the premises - 22.52.800 and 22.52.990(F)

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance upon receipt of this letter. Failure to correct the violation(s) found at 4422 W Slauson Avenue may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of \$654.00 and the imposition of further administrative and collection fees totaling approximately \$2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



May 27, 2009

Jon Sanabria
Acting Director of Planning

**FINAL ZONING
ENFORCEMENT ORDER
(POSTED)**

Decd Est Of Kourken Alexander
8033 W Sunset Boulevard Pmb 820
West Hollywood, CA 90046

RFS No: 09-0003396/EF090582

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4422 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for June 11, 2009. Failure to correct the violation(s) found at 4422 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Phillip Smith, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

POSTED:



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

May 27, 2009

**FINAL ZONING
ENFORCEMENT ORDER
(POSTED)**

Barbara E Rose
Barbara E Rose Trust
8033 W Sunset Blvd Pmb 820
West Hollywood, CA 90046

RFS No: 09-0003396/EF090582

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4422 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

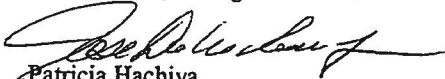
Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for June 11, 2009. Failure to correct the violation(s) found at 4422 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Phillip Smith, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

POSTED:



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

March 4, 2009

**FINAL ZONING
ENFORCEMENT ORDER**
(VIA CERTIFIED MAIL)

Decd Est Of Kourken Alexander
8033 W Sunset Boulevard Pmb 820
West Hollywood, CA 90046

RFS No: 09-0003396/EF090582

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4422 W Slauson Avenue and it disclosed the following violation(s):

1. Banners are displayed on the premises - 22.52.800 and 22.52.990(F)

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.


Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for **March 19, 2009**. Failure to correct the violation(s) found at 4422 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

March 5, 2009

**FINAL ZONING
ENFORCEMENT ORDER**
(VIA CERTIFIED MAIL)

Barbara E Rose
Barbara E Rose Trust
8033 W Sunset Boulevard Pmb 820
West Hollywood, CA 90046

RFS No: 09-0003396/EF090582

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4422 W Slauson Avenue and it disclosed the following violation(s):

1. Banners are displayed on the premises - 22.52.800 and 22.52.990(F)

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.


Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for March 20, 2009. Failure to correct the violation(s) found at 4422 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Phillip Smith, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4428 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-002
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)
Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address: 4428 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-004-002

Building Type: Commercial

Rating

| | |
|-----------------------|---|
| Signage | 2 |
| Building Façade | 2 |
| Parking | 3 |
| *Property Abandonment | 1 |
| Parcel Configuration | 1 |

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

9

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: "Professional building" with variety of businesses



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



February 19, 2009

NOTICE OF VIOLATION Jon Sanabria
Acting Director of Planning

Hosea M & Beverly Clark
Clark Family Trust
5209 Maymont Drive
Los Angeles, CA 90043

RFS No: 09-0003440/EF090587

Dear Property Owner/Tenant:

An inspection was conducted at 4428 W Slauson Avenue and it disclosed the following violation(s):

1. Banners are displayed on the premises - 22.52.800 and 22.52.990(F)

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4428 W Slauson Avenue may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of \$654.00 and the imposition of further administrative and collection fees totaling approximately \$2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

FEB 27 2009



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

March 5, 2009

**FINAL ZONING
ENFORCEMENT ORDER**
(VIA CERTIFIED MAIL)

Hosea M & Beverly A Clark
Clark Family Trust
5209 Maymont Drive
Los Angeles, CA 90043

RFS No: 09-0003440/EF090587

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4428 W Slauson Avenue and it disclosed the following violation(s):

1. Banners are displayed on the premises - 22.52.800 and 22.52.990(F)

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

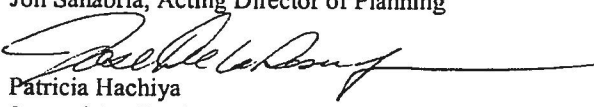
Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for **March 20, 2009**. Failure to correct the violation(s) found at 4428 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4430 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-003
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address: 4430 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-004-003

Building Type: Commercial

Rating

Signage

1

Building Façade

1

Parking

3

*Property Abandonment

1

Parcel Configuration

1

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

7

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: One of a Kind Hats with upstairs private apartments



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



February 19, 2009

NOTICE OF VIOLATION Jon Sanabria
Acting Director of Planning

Artist Key Agency
4430 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 09-0003437/EF090586

Dear Property Owner/Tenant:

An inspection was conducted at 4430 W Slauson Avenue and it disclosed the following violation(s):

- 1. An outdoor advertising sign is being maintained on the premises - 22.52.840**

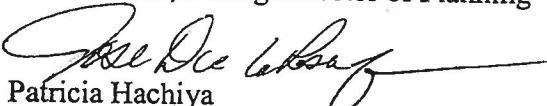
This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance upon receipt of this letter. Failure to correct the violation(s) found at 4430 W Slauson Avenue may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of \$654.00 and the imposition of further administrative and collection fees totaling approximately \$2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

FEB 20 2009



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



May 27, 2009

Jon Sanabria
Acting Director of Planning

**FINAL ZONING
ENFORCEMENT ORDER
(POSTED)**

Artist Key Agency
4430 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 09-0003437/EF090586

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4430 W Slauson Avenue and it disclosed the following violation(s):

1. Portable signs are being displayed on the premises - 22.52.800 and 22.52.990(I)
2. An outdoor advertising sign is being maintained on the premises - 22.52.840

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.


Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for **June 11, 2009**. Failure to correct the violation(s) found at 4430 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

POSTED:

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
 Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
 Address of Parcel: 4434 W. Slauson Avenue Los Angeles, CA 90043
 Assessor Parcel No. (APN) 4019-004-004
 Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address: 4434 W Slauson Avenue Los Angeles, CA 90043

Assessor's Parcel Number: 4019-004-004

Building Type: Commercial

Rating

| | |
|-----------------------|---|
| Signage | 1 |
| Building Façade | 2 |
| Parking | 3 |
| *Property Abandonment | 1 |
| Parcel Configuration | 1 |

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Total Points

8

1= Good Condition, 2= Fair Condition, 3= Poor Condition



Comment: Multiple, variety of businesses



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



February 19, 2009

NOTICE OF VIOLATION Jon Sanabria
Acting Director of Planning

Edsel B Webb
Webb Trust
3759 Olympiad Drive
Los Angeles, CA 90043

RFS No: 09-0003433/EF090585

Dear Property Owner/Tenant:

An inspection was conducted at 4434 W Slauson Avenue and it disclosed the following violation(s):

1. An outdoor advertising sign is being maintained on the premises - 22.52.840

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4434 W Slauson Avenue may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of \$654.00 and the imposition of further administrative and collection fees totaling approximately \$2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 18, 2011

NOTICE OF VIOLATION

Edsel B Webb
Webb Trust
3759 Olympiad Drive
Los Angeles, CA 90043

RFS No: 11-0020850/EF090585

Dear Property Owner/Tenant:

An inspection was conducted at 4434 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

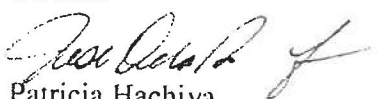
This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4434 W Slauson Avenue may result in the issuance of a citation punishable by a fine of \$100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of \$200.00 for the second violation and \$500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed \$1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of \$676.00 and the imposition of further administrative and collection fees totaling approximately \$2,366.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement West



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 13, 2011

**FINAL ZONING
ENFORCEMENT ORDER**
(VIA CERTIFIED MAIL)

Edsel B Webb
Webb Trust
3759 Olympiad Drive
Los Angeles, CA 90043

RFS No: 11-0020850/EF090585

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4434 W Slauson Avenue and it disclosed the following violation(s):

1. Banners are displayed on the premises - 22.52.800 and 22.52.990(F)
2. Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

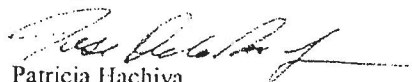
Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$676.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for September 28, 2011. Failure to correct the violation(s) found at 4434 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of six months in jail and/or a \$1,000.00 fine, each day in violation cor

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak please call (213) 974-6453 before 10:00 a.m. Monday through Thursday.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director


Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement West

| | |
|--|--|
| U.S. Postal ServiceTM | |
| CERTIFIED MAILTM RECEIPT | |
| (Domestic Mail Only; No Insurance Coverage Provided) | |
| For delivery to: RFS # 11-0020850/EF090585 PS | |
| Postage \$ | |
| Certified Fee | |
| Return Receipt Fee (Endorsement Required) | |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage | |
| Sent to: Street, Apt. # or PO Box # City, State, Z | |
| Edsel B Webb Webb Trust 3759 Olympiad Drive Los Angeles, CA 90043 | |
| PS Form 3800 | |

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
 Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
 Address of Parcel: 4446 W. Slauson Avenue Los Angeles, CA 90043
 Assessor Parcel No. (APN) 4019-004-005
 Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐

NON-BLIGHTED ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (✓) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

- ☐ (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- ☐ (1) Physical deterioration of buildings or improvements
 - ☐ (2) Abandonment of properties
 - ☐ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
 - ☐ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
 - ☐ (5) Known or suspected environmental contamination.
- ☐ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

| |
|--|
| |
| |
| |
| |
| |
| |

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

| |
|--|
| |
| |
| |
| |
| |

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

| |
|--|
| |
| |
| |
| |
| |